

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building, on Friday, November 15, 1991

at 9:00 A.M. and 2:00 P.M.

The following members were present and constituted a quorum:

Joseph J. Spingola
Chairman

Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

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Member Alakiotou moved that the Board approve the record of the proceedings of the special meeting of the Zoning Board of Appeals held on November 8, 1991 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Spingola, Alakiotou, Fornelli, Martin and Moore. Nays- None.

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Peter & Gudrun Jocis
 APPEARANCES FOR: Gudrun Jocis
 APPEARANCES AGAINST:

CAL. NO. 269-91-Z
 MAP NO. 9-K
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 3855 N. Kenneth Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Peter & Gudrun Jocis, owners, on October 2, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 10' x 22.3' 2nd floor addition on the rear 1-story portion of a 2-story frame single-family dwelling, whose north side yard will be 3.02 feet instead of 5 feet, on premises at 3855 N. Kenneth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 29, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-3(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is a 33.33' x 118' lot with no alley access, improved with a 2-story frame single-family residence including the partially erected 2nd floor addition on the rear 1-story portion of the existing residential building and a garage in the rear portion of the lot accessed by a driveway south of the existing residential building; that the applicant is seeking to legalize the partially constructed 2nd floor addition which was erected by the contractor who did not obtain the necessary building permit; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed 10' x 22.3' 2nd floor addition is necessary to provide needed additional bedroom space for the applicant and family; that the plight of the owners is due the configuration of the existing single-family dwelling and the garage on the subject lot which necessitates the requested north side yard variation; that the variation, if granted, will not alter the essential character of the locality in that the proposed addition will follow existing building lines and will not impair an adequate supply of light and air to adjacent properties; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 10' x 22.3' 2nd floor addition on the rear 1-story portion of a 2-story frame single-family dwelling, whose north side yard will be 3.02 feet instead of 5 feet, on premises at 3855 N. Kenneth Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Aida Garcia
 APPEARANCES FOR: Aida Garcia
 APPEARANCES AGAINST:

CAL. NO. 270-91-Z
 MAP NO. 5-J
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2025 N. Sawyer Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Aida Garcia, owner, on October 19, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the erection of a 2-story front bay addition, a 3rd story addition, and a 14' x 21' 3-story rear addition to a 2½-story frame 2-dwelling unit building, whose front yard will be 12.58 feet instead of 20 feet and whose south side yard will be 3 feet instead of 5.6 feet, on premises at 2025 N. Sawyer Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-3, §7.8-3(2), §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 50' x 125' corner lot improved with a 2-story brick and frame 2-dwelling unit building; that one dwelling unit is a garden-level apartment located about 1½ feet below grade level; that the 2-story front bay window addition has already been added and construction on the proposed 3rd story addition has been started with the removal of the attic; that the applicant also proposes to erect a 14' x 21' 3-story addition to the rear of the existing building which will incorporate existing rear porches in the additional living space proposed; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to meet additional living space needs required by the applicant and family in their dwelling unit and to provide additional space in the rental unit; that the plight of the owner is due to the desire to construct the proposed additions in conformity with existing building walls; that no one appeared in opposition to the applicant's proposal; that the

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existing 2-story bay window addition does not extend the front facade of the building any further into the required front yard set back; that the proposed 3rd story addition and the 14' x 21' 3-story addition follows existing building lines and will not impair an adequate supply of light and air to adjacent property; that the proposed additions will be compatible with existing improvements in the neighborhood, and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story front bay addition, a 3rd story addition, and a 14' x 21' 3-story rear addition to a 2½-story frame 2-dwelling unit building, whose front yard will be 12.58 feet instead of 20 feet and whose south side yard will be 3 feet instead of 5.6 feet, on premises at 2025 N. Sawyer Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Stephen H. Kogan
 APPEARANCES FOR: Stephen H. Kogan, David Dubin
 APPEARANCES AGAINST:

CAL. NO. 271-91-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 6329 N. Avers Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted:

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Stephen H. Kogan, owner, on October 8, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1 and 2-story 12.42' x 26.17' addition to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 3.94 feet and whose south side yard will be 2.82 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.64 instead of 0.50, on premises at 6329 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 33' x 126.65' lot improved with a 1&2-story brick Georgian-style single-family residence; that the applicant proposes to erect and 1 and 2-story 12.42' x 26.17' addition to the rear of the existing 1 and 2-story brick residential building and whose total floor area ratio will be 0.64 instead of 0.50; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the addition as proposed is the only economical way the applicant can use his property to best advantage; that the plight of the owner is due to the need for addition living space to accommodate the needs of the applicant and his family; that no one appeared in opposition to the applicant's proposal; that the proposed addition will not alter the front facade of the existing single-family dwelling and will follow the existing north and south building lines; and that the variations, if granted, will not alter the essential character of the neighborhood; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story 12.42' x 26.17' addition to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 3.94 feet and whose south side yard will be 2.82 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.64 instead of 0.50, on premises at 6329 N. Avers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Stephen H. Kogan
 APPEARANCES FOR: Stephen H. Kogan, David Dubin
 APPEARANCES AGAINST:

CAL. NO. 271-91-Z
 MAP NO. 15-J
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 6329 N. Avers Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted:

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Stephen H. Kogan, owner, on October 8, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 1 and 2-story 12.42' x 26.17' addition to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 3.94 feet and whose south side yard will be 2.82 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.64 instead of 0.50, on premises at 6329 N. Avers Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 16, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 33' x 126.65' lot improved with a 1&2-story brick Georgian-style single-family residence; that the applicant proposes to erect and 1 and 2-story 12.42' x 26.17' addition to the rear of the existing 1 and 2-story brick residential building and whose total floor area ratio will be 0.64 instead of 0.50; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the addition as proposed is the only economical way the applicant can use his property to best advantage; that the plight of the owner is due to the need for addition living space to accommodate the needs of the applicant and his family; that no one appeared in opposition to the applicant's proposal; that the proposed addition will not alter the front facade of the existing single-family dwelling and will follow the existing north and south building lines; and that the variations, if granted, will not alter the essential character of the neighborhood; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 1 and 2-story 12.42' x 26.17' addition to the rear of a 1 and 2-story brick single-family dwelling, whose north side yard will be 3.94 feet and whose south side yard will be 2.82 feet instead of combined side yards of 9.9 feet and whose total floor area ratio will be 0.64 instead of 0.50, on premises at 6329 N. Avers Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Jamie Barragan
VARANCES FOR: Jamie Barragan, Royce Cunningham
APPEARANCES AGAINST: Bob Goode, et al.

CAL. NO. 272-91-Z
MAP NO. 4-K
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 5938 S. Kilbourn Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WEHREAS, Jamie Barragan, for Jamie & Felipa Barragan, owner, on October 9, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a 25.17' x 30' 2nd story addition on the rear portion of a 1-story brick single-family residence, whose north side yard will be 1.74 feet and whose south side yard will be 2.66 feet instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 5938 S. Kilbourn Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.8-2, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 30' x 125.77' lot improved with a 1-story brick single-family dwelling with a partially completed 25.17' x 30' 2nd story addition on the rear portion of the existing residential building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide additional living space required by the applicant to meet the needs of his family; that the plight of the owner is due to the necessity of providing additional bedroom space in the existing single-family residence; that the proposed addition will be compatible with existing improvements in the area and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 25.17' x 30' 2nd story addition on the rear portion of a 1-story brick single-family residence, whose north side yard will be 1.74 feet and whose south side yard will be 2.66 feet instead of combined side yards of 9 feet and whose total floor area ratio will be approximately 0.62 instead of 0.50, on premises at 5938 S. Kilbourn Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Lawrence Chambliss
 APPEARANCES FOR: Maymee F. Spencer
 APPEARANCES AGAINST: Allen L. Ginsberg

CAL. NO. 273-91-S
 MAP NO. 16-E
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 415 E. 63rd Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Lawrence Chambliss, for Linda Askew, Administrator, on October 9, 1991, filed an application for a special use under the zoning ordinance for the approval of the expansion of an existing tavern in a 2-story brick building at 411 E. 63rd Street into the subject site 2-story brick building, in a B4-3 Restricted Service District, on premises at 415 E. 63rd Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-3 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-3 Restricted Service District; that on June 28, 1991, a special use application filed by the applicant concerning the subject tavern expansion was withdrawn by the applicant, Cal. No. 146-91-S; that subsequent to discussions with the local business association, the applicant filed the application in this case; that the applicant seeks to extend his existing tavern operation at 411 E. 63rd Street into the 2-story brick building at the subject site; that the applicant proposes to connect the two premises by providing a passageway through the connecting wall; that the proposed use is necessary for the public convenience at this location to meet patrons' requests for facilities for parties, receptions and other social events; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use in that the applicant is an experienced tavern operator and that the premises will comply with all applicable building code regulations before use is made of the premises for the purpose requested; that the proposed use will be compatible with existing business improvements in the block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the expansion of an existing tavern in a 2-story brick building at 411 E. 63rd Street into the subject site 2-story brick building, on premises at 415 E. 63rd Street, upon condition that no use shall be made of the premises for the use requested until said premises complies with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Chestnut-Wabash Parking Corp.
APPEARANCES FOR: Gary A. Weintraub
APPEARANCES AGAINST:

CAL. NO. 274-91-S
MAP NO. 3-E
MINUTES OF MEETING
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PREMISES AFFECTED— 864-66 N. Wabash Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Chestnut-Wabash Parking Corp., for American National Bank & Trust Company of Chicago, Tr. #109747-07, owner, on October 11, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking lot for the parking of private passenger automobiles, in a B7-6 General Central Business District, on premises at 864-66 N. Wabash Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 9, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B7-6 General Central Business District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B7-6 General Central Business District; that the subject site is an unimproved lot fronting on E. Chestnut Street and N. Wabash Avenue; that the proposed public parking lot is necessary for the public convenience at this location in that this is a high density area with a great need for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed parking lot to be improved and operated under the conditions hereinafter set forth; that the proposed parking lot with a terminal date of November 15, 1996, will be compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved, and the Zoning Administrator is authorized to permit the establishment of a public parking lot for parking of private passenger automobiles, on premises at 864-66 N. Wabash Avenue, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with: that the lot shall be used solely for the parking

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of private passenger automobiles and that no commercial vehicles shall be parked upon said lot at any time; that a 6 feet high chain link fence shall be provided on the periphery of the lot, excepting the driveways; that the lot shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete or some compatible all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that striping shall be provided; that steel beam guard rails shall be provided within the lot on the property lines; that lighting shall be provided; that ingress and egress shall be from E. Chestnut Street and from N. Wabash Avenue; that the driveways shall be constructed in compliance with all applicable ordinances; that the use of the property as a parking lot shall terminate five years from the date hereof, on November 15, 1996; and that all other applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain said parking lot in accordance with the provisions and standards hereby established under this order and with applicable provisions of the Chicago Landscape Ordinance.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Albert John
 APPEARANCES FOR: John J. Pikarski, Jr.
 APPEARANCES AGAINST:

CAL. NO. 275-91-Z
 MAP NO. 9-G
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 3710 N. Greenview Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
			X
X			
X			
X			
X			

THE RESOLUTION:

WHEREAS, Albert John, owner, on October 18, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the partial dormering of the attic of a 2-story frame single-family dwelling, whose north side yard will be 1.16 feet instead of 2.5 feet, on premises at 3710 N. Greenview Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a 2-story and attic frame single-family dwelling in the process of being deconverted and rehabbed from three dwelling units to a single-family dwelling; that the proposed attic dormer is located on the rear half on the building and is nearly completed; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed partial attic dormer is necessary to meet the applicant's living space requirements in the deconversion of the building to a single-family residence; that the plight of the owner is due to unique circumstances in that the applicant originally planned to only replace the three original pre-existing small dormers but found they were rotten from water damage; that to replace them with the proposed partial dormer was economically more feasible; that the proposed dormer will be compatible with existing improvements in the neighborhood, many of which do not comply with the side yard requirements of the zoning ordinance; and that variation, if granted, will not alter the essential character of the locality; it is therefore

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Cal. No. 275-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the partial dormering of the attic of a 2-story frame single-family dwelling, whose north side yard will be 1.16 feet instead of 2.5 feet, on premises at 3710 N. Greenview Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Mohammed Al-Noaimi
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 276-91-S
MAP NO. 3-J
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 1043 N. Homan Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Mohammed Al-Noaimi, for Felipe and Enrigta Crespo, owner, on October 15, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a Class II Recycling Facility in a 1-story brick building, in a C1-2 Restricted Commercial District, on premises at 1043 N. Homan Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 23, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §9.3-1, §9.4-1(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a C1-2 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-2 Restricted Commercial District; that the subject site is an approximately 3,200 sq. ft. irregular shaped lot improved with a 1-story brick building; that the applicant proposes to operate a Class II recycling facility at the subject site; that the entire site will be enclosed with an 8 ft. high slatted aluminum fence, excepting a driveway on H. Homan Avenue; that the applicant proposes to accept and process aluminum cans only at the site which will be brought to the premises by walk in or drive in traffic; that the aluminum cans will be crushed in a compactor to be located in the existing building, loaded into gondolas and removed to other processors; that the processing time at the site is very short with little accumulation of cans at the site; that the operation will be contained entirely within the building; that the hours of operation will be limited to the hours between 7 A.M. and 6 P.M., Monday through Saturday; that the operation will employ a total of 5 persons; that the proposed use is necessary for the public convenience at this location in that there is a critical need for local area facilities for recycling activities the City of Chicago; that the public health, safety and welfare will be adequately protected that no toxic or hazardous materials will be handled at the site; that the proposed recycling operation will be operated in compliance with all applicable ordinances of city and state

MINUTES OF MEETING
November 15, 1991
Cal. No. 276-91-S

environmental protection agencies and with the performance standards established in Article 10 of the zoning ordinance; that the proposed use will be compatible with existing commercial and industrial improvements in the area and that the establishment of a Class II Recycling facility at the subject site will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a Class II Recycling Facility in a 1-story brick building, on premises at 1043 N. Homan Avenue, upon condition that an 8 ft. high slatted aluminum fence shall be erected on the periphery of the site, excepting a driveway on N. Homan Avenue; that only aluminium cans shall be accepted for processing at the site; that all processing shall take place within the existing building on site; that no toxic or hazardous materials shall be handled at the site; that the hours of operation shall be limited to the hours between 7 A.M. and 6 P.M. Monday through Saturday; that the proposed use shall be conducted in compliance with all applicable requirements of city and state environmental protection agencies and the performance standards established under Article 10 of the zoning ordinance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: First Korean United Methodist Church

CAL. NO. 277-91-Z

APPEARANCES FOR:

MAP NO. 13-J

APPEARANCES AGAINST:

MINUTES OF MEETING

November 15, 1991

PREMISES AFFECTED— 4844-50 N. Bernard Street

SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued to
January 17, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: 1660 Condominium Association
 APPEARANCES FOR: Barry Ash
 APPEARANCES AGAINST:

CAL. NO. 278-91-S
 MAP NO. 5-F
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 1660 N. LaSalle Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, 1660 Condominium Association, owner, on September 17, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of three 12 feet diameter earth station antennas on the roof of the garage structure of a 42-story 491-dwelling unit building, in a B4-4 Restricted Service District, on premises at 1660 N. LaSalle Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 14, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.11, §8.4-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-4 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-4 Restricted Service District; that the subject site is an irregular shaped 100,129 sq. ft. lot improved with a 42-story 490-dwelling unit building also containing 1 commercial unit; that the applicant proposes to have three 12 feet diameter earth station antennas installed on the roof of the existing attached garage structure; that the location of the proposed earth station antennas will be approximately in the center of the garage roof - 115 feet east of Wells Street, 200 feet from W. Eugenie Street and 230 feet from N. LaSalle Street; that the proposed three 12 feet diameter earth station antennas are necessary for the public convenience at this location to provide quality television transmissions for the benefit of the condominium unit owners; that the signal strength of the particular satellites from which reception is being sought requires antenna dishes of 12 feet in diameter; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed earth station antennas which will be operated in compliance with the regulations of the Federal Communications Commission and that the operation of the proposed antennas will not interfere with other public transmissions or home electrical systems in the neighborhood; that the proposed earth station

MINUTES OF MEETING

November 15, 1991

Cal. No. 278-91-S

station antennas, approximately 11.4 feet high, will not be visible from the street and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of three 12 feet diameter earth station antennas on the roof of the garage structure of a 42-story 491 unit building, on premises at 1660 N. LaSalle Street, upon condition that the said three earth station antennas shall be established in accordance with plans submitted, dated August 20, 1991, that the said antennas shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the said antennas and the use thereof shall be operated in compliance with the regulations of the Federal Communications Commission; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Southwestern Bell Mobile Systems, Inc.
 APPEARANCES FOR: Joseph P. Gattuso
 APPEARANCES AGAINST:

CAL. NO. 279-91-S
 MAP NO. 9-F
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 3410 N. Lake Shore Drive
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Southwestern Bell Mobile Systems, Inc., for American National Bank & Trust Company of Chicago, Tr. #12274, owner, on September 26, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 8 cellular telecommunications antennae on the roof of a 19-story apartment building, in an R7 General Residence District, on premises at 3410 N. Lake Shore Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-7, §7.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R7 General Residence District; that the applicant provides cellular mobile telephone service to the greater Chicago Metropolitan area; that the applicant proposes to install and erect 8 cellular telecommunications antennae on the roof of a 19-story apartment building on the subject site and install the automated telecommunications equipment necessary to the operation of the antennae in an equipment room on the second floor of the aforesaid apartment building; that cellular telecommunications systems are laid out on a grid pattern and the spacing and location of the component cells is critical for successful operation of the system; that the proposed use is necessary for the public convenience at this location to meet the public demand for mobile telecommunications systems; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennae will not interfere with other public transmissions or other electrical systems in the neighborhood; that the proposed antennae and transmission equipment is self-monitored; and that the 2 feet high antennae will be compatible with existing

MINUTES OF MEETING

November 15, 1991

Cal. No. 279-91-S

improvements on the roof of the subject site building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 8 cellular telecommunications antennae on the roof of a 19-story apartment building, on premises at 3410 N. Lake Shore Drive, upon condition that the equipment located on the 2nd floor and the antennae shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the proposed transmission equipment and antennae and the use thereof shall be operated in compliance with the regulations of the Federal Communications Commission; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Southwestern Bell Mobile Systems, Inc.
 APPEARANCES FOR: Joseph P. Gattuso
 APPEARANCES AGAINST:

CAL. NO. 279-91-S
 MAP NO. 9-F
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 3410 N. Lake Shore Drive
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
x		
x		
x		

THE RESOLUTION:

WHEREAS, Southwestern Bell Mobile Systems, Inc., for American National Bank & Trust Company of Chicago, Tr. #12274, owner, on September 26, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of 8 cellular telecommunications antennae on the roof of a 19-story apartment building, in an R7 General Residence District, on premises at 3410 N. Lake Shore Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-7, §7.4-7."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R7 General Residence District; that the applicant provides cellular mobile telephone service to the greater Chicago Metropolitan area; that the applicant proposes to install and erect 8 cellular telecommunications antennae on the roof of a 19-story apartment building on the subject site and install the automated telecommunications equipment necessary to the operation of the antennae in an equipment room on the second floor of the aforesaid apartment building; that cellular telecommunications systems are laid out on a grid pattern and the spacing and location of the component cells is critical for successful operation of the system; that the proposed use is necessary for the public convenience at this location to meet the public demand for mobile telecommunications systems; that the public health, safety and welfare will be adequately protected in the proposed use which will be operated in compliance with the regulations of the Federal Communications Commission; that the operation of the proposed antennae will not interfere with other public transmissions or home electrical systems in the neighborhood; that the proposed antennae and transmission equipment is self-monitored; and that the 2 feet high antennae will be compatible with existing

MINUTES OF MEETING

November 15, 1991

Cal. No. 279-91-S

improvements on the roof of the subject site building and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of 8 cellular telecommunications antennae on the roof of a 19-story apartment building, on premises at 3410 N. Lake Shore Drive, upon condition that the equipment located on the 2nd floor and the antennae shall be serviced and maintained in a manner to preclude any problems of interference with other public and private transmissions; that the proposed transmission equipment and antennae and the use thereof shall be operated in compliance with the regulations of the Federal Communications Commission; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Interfaith Organizing Project of Greater Chicago
 APPEARANCES FOR: Joseph P. Gattuso
 APPEARANCES AGAINST:

CAL NO. 280-91-Z
 MAP NO. 2-H
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 313 S. Leavitt Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Interfaith Organizing Project of Greater Chicago, owner, on October 7, 1991, filed an application for a variation of the zoning ordinance to permit, in an R5 General Residence District, the erection of a 3-story 2-dwelling unit building with no side yards instead of 2.07 feet each, on premises at 313 S. Leavitt Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 7, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-5, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R5 General Residence District; that the applicant is a not-for-profit corporation composed of religious leaders and community residents of Chicago's West Side; that the applicant's goal is the revitalization of the west side through preservation of community institutions, retention of existing housing stock and the creation of new affordable housing units; that the subject site is a 20.75' x 124.54' vacant lot which was formerly improved with a 2-story residence that was one of a group of attached row houses; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the side yard variations requested is necessary to provide adequate living space, as designed, in the proposed 2-dwelling unit building; that the plight of the owner is due to the narrow width of the subject lot which was formerly part of a row house development; that the proposed 2-dwelling unit building will be compatible with the majority of the existing improvements in the block which do not comply with the side yard requirements of the zoning ordinance; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

MINUTES OF MEETING

November 15, 1991

Cal. No. 280-91-Z

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story 2-dwelling unit building with no side yards instead of 2.07 feet each, on premises at 313 S. Leavitt Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Teodor Luca
APPEARANCES FOR: Joseph Gattuso
APPEARANCES AGAINST:

CAL. NO. 281-91-Z
MAP NO. 15-H
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 6146-48 N. Oakley Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Case continued
to January 17, 1992.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Clybourn-Wolcott Limited Partnership
APPEARANCES FOR: Gary I. Wigoda
APPEARANCES AGAINST: Jack Swenson

CAL. NO. 282-91-S
MAP NO. 7-H
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 2614 N. Clybourn Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Clybourn-Wolcott Limited Partnership, owner, on October 8, 1991, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the conversion of a 4-story brick commercial building into 39 dwelling units, on premises at 2614 N. Clybourn Avenue, in a B4-5 Restricted Service District; and

WHEREAS, the decision of the Office of Zoning Administrator rendered October 7, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §8.3-4A(1), §8.4-4(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 1991 after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-5 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-5 Restricted Service District; that on October 2, 1991, the City Council rezoned the subject site from M2-3 General Manufacturing to B4-5 Restricted Service specifically for the proposed development; that the subject site is a 32,329 sq. ft. irregularly shaped parcel of land improved with a 4-story brick former manufacturing and warehouse building and situated approximately 125 feet west of Clybourn Avenue with a private road easement running to Clybourn Avenue; that the applicant proposes to convert and renovate the building into 39 dwelling units and is seeking to establish dwelling units on the ground floor; that the subject building is surrounded by buildings fronting on Clybourn Avenue to the east, the recently established Riverpoint shopping center to the south, the North Branch of the Chicago River to the west and manufacturing-type uses somewhat distant to the north; that the subject building has been vacant for at least 5 years and efforts to market the property for manufacturing related uses have been unsuccessful; that a few manufacturing buildings to the west and north of the site have been razed due to obsolescence; that the proposed use is necessary for the public convenience at this location in that there is a demand in the area for affordable housing units; that the public health, safety and welfare

MINUTES OF MEETING

November 15, 1991

Cal. No. 282-91-S

will be adequately protected in the design, location and operation of the proposed use in that landscaping shall be provided pursuant to the landscape ordinance, that the building is sufficiently removed from existing uses and therefore any impact its use may have on said uses will be negligible, and that adequate on-site parking will be provided; that the proposed renovation will activate a building that has been vacant for 5 years and that the proposed use will be compatible with the existing mixed uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor in the conversion of a 4-story brick commercial building into 39 dwelling units, on premises at 2614 N. Clybourn Avenue, upon condition that all applicable ordinances of the City of Chicago including the landscape ordinance shall be complied with before a permit is issued; and be it further

RESOLVED, that a statement shall be provided in all the dwelling leases, or purchase contracts if the building is condominiumized, which discloses that the area generally surrounding the subject site is zoned for general manufacturing uses and that the existing or future uses may be noisy, odorous or dirty and that commercial traffic may be present at all hours of the day.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Webster Group Limited Partnership
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 283-91-S
 MAP NO. 5-H
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2109 W. Webster Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Webster Group Limited Partnership, owner, on September 13, 1991, filed and subsequently amended an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor of a proposed 2-story 5-dwelling unit townhouse building and to permit 3 of the enclosed parking spaces to be used as off-site parking to fulfill the parking requirement for a proposed 8-dwelling unit building at 2127-29 W. Webster Avenue, in a B4-2 Restricted Service District, on premises at 2109 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §8.4-4, §8.4-4(3), §8.7-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 78.56' x 100' vacant reversed corner lot situated on the southwest corner of W. Webster and N. Hoyne Avenues; that the applicant is seeking approval for the establishment of dwelling units below the 2nd floor of a proposed 2-story 5-dwelling unit townhouse building and to permit 3 of the enclosed parking spaces to be used as off-site parking to fulfill the parking requirement for a proposed 8-dwelling unit building at 2127-29 W. Webster Avenue, in Calendar No. 285-91-S; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area; that the trend of development in the area is toward residential uses; that the request use 3 of the enclosed on-site parking spaces at the subject site to fulfill the parking requirement for a proposed 8-dwelling unit building at 2127-29 is necessary due to lack of space on that property for a total of 8 off-street parking spaces; that the public health,

MINUTES OF MEETING

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Cal. No. 283-91-S

safety and welfare will be adequately protected in the design, location and operation of the proposed improvements which will comply with all applicable building code regulations and which provides enclosed off-street parking for the proposed 5-dwelling unit townhouse building, and that the proposed 8-dwelling unit building for which 3 parking spaces will be used is located on the same side of the street in this block within short walking distance; that the proposed uses will not cause substantial injury to the value of other property in the neighborhood in that the character of W. Webster Avenue in this area is predominantly residential; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of dwelling units below the 2nd floor of a proposed 2-story 5-dwelling unit townhouse building and to permit 3 of the enclosed parking spaces to be used as off-site parking to fulfill the parking requirement for a proposed 8-dwelling unit building at 2127-29 W. Webster Avenue, on premises at 2109 W. Webster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with; and that the use of the aforesaid 3 parking spaces at the subject site as off-street parking for the aforesaid 8-dwelling unit building at 2127-29 W. Webster Avenue as approved herein, is subject to Section 5.8-5 of the zoning ordinance; and be it further

RESOLVED, that an easement shall be recorded against the subject site property located at 2109 W. Webster Avenue for the benefit of the property located at 2127-29 W. Webster Avenue, which easement shall reserve a right to use the property located at 2109 W. Webster Avenue, in a manner to be determined by the owner of the property at 2109 W. Webster, for three parking spaces meeting all the requirements of the Municipal Code of Chicago as are now in force.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Webster Group Limited Partnership
 VARIANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 284-91-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2109 W. Webster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Webster Group Limited Partnership, owner, on September 13, 1991, filed an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the erection of a 2-story 5-dwelling unit townhouse building, with no north front yard instead of 9.53 feet, whose east side yard will be 1 foot instead of 6 feet and whose south side yard will be 20 feet instead of 30 feet, on premises at 2109 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §11.7-4(1), §11.7-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 78.56' x 100' vacant reversed corner lot located on the southwest corner of W. Webster and Hoyne Avenues; that on November 15, 1991, the Board approved the applicant's special use application for the establishment of dwelling units below the 2nd floor of the proposed 2-story 5-dwelling unit townhouse building and to permit 3 of the enclosed parking spaces to be used as off-site parking to fulfill the parking requirement for a proposed 8-dwelling unit building at 2127-29 W. Webster Avenue, in Calendar No. 283-91-S; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the yard variations are necessary to provide adequate living space in the proposed 5-dwelling unit townhouse building, as designed, in addition to providing the desired on-site enclosed parking spaces at the west end of the property for the 5-dwelling units and 3 additional parking spaces for the proposed 8-dwelling unit building to be located at 2127-29 W. Webster Avenue, as provided for in Calendar No. 283-91-S; that the plight of the owner is due to the shallow depth of the subject site lot which necessitates the requested front, rear

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November 15, 1991
Cal. No. 284-91-Z

and side yard variations; that the proposed 5-dwelling unit townhouse building will be compatible with existing residential improvements in the block, many of which do not comply with the yard requirements of the zoning ordinance; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2-story 5-dwelling unit townhouse building, with no north front yard instead of 9.43 feet, whose east side yard will be 1 foot instead of 6 feet and whose south rear yard will be 20 feet instead of 30 feet, on premises at 2109 W. Webster Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Webster Group Limited Partnership
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 285-91-S
 MAP NO. 5- H
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2127-29 W. Webster Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Webster Group Limited Partnership, owner, on September 13, 1991, filed, and subsequently amended, an application for a special use under the zoning ordinance for the approval of the location and the establishment of dwelling units below the 2nd floor in the renovation of an existing 2 and 3-story building and proposed 2-story addition all of which will be used as 8-dwelling units, in a B4-2 Restricted Service District, on premises at 2127-29 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.8-4, §7.9-4, §8.4-4(3), §8.7-4, §8.11-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that the subject site is a 48' x 153.76' through lot fronting on W. Webster Avenue and W. Shakespeare Avenue and is improved with a 2 and 3-story former funeral home building; that the applicant proposes to dormer the front 2-3 story building and the 2-story building at the rear and provide dwelling units on the ground floor in the renovation of the existing buildings into an 8-dwelling unit building; that the proposed use is necessary for the public convenience at this location in that there is no demand for additional business improvements in the area; that the trend of the development in the area is toward residential uses; that the public health, safety and welfare will be adequately protected in that the renovation of the existing buildings and proposed dormers will comply with all applicable building code regulations; and that the proposed use will be compatible with existing predominantly residential improvements in this block and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

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November 15, 1991

Cal. No. 285-91-S

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is hereby authorized to permit the establishment of dwelling units below the 2nd floor in the renovation and dormering of the existing front 2 & 3-story and rear 2-story buildings all of which will be used as 8-dwelling units, on premises at 2127-29 W. Webster Avenue, upon condition that no use shall be made of the premises for the purpose requested until all applicable building code regulations have been complied with by plans and permits submitted indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Webster Group Limited Partnership
 APPEARANCES FOR: Gary I. Wigoda
 APPEARANCES AGAINST:

CAL. NO. 286-91-Z
 MAP NO. 5-H
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2127-29 W. Webster Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Webster Group Limited Partnership, owner, on September 13, 1991, filed, and subsequently amended, an application for a variation of the zoning ordinance to permit, in a B4-2 Restricted Service District, the dormering and renovation of the existing front 2 and 3-story building and the rear 2-story building situated on a through lot all of which is proposed to be used as 8-dwelling units, with no front yard on W. Webster Avenue and a front yard of 6.47 feet on W. Shakespeare Avenue instead of 15 feet each, whose west side yard will be 0.8 feet instead of 4.8 feet, and with provision for 3 parking spaces to be located at 2109 W. Webster Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §11.7-4(1)(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in a B4-2 Restricted Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B4-2 Restricted Service District; that on November 15, 1991, the Board approved the applicant's special use application for the establishment of dwelling units below the 2nd floor in the renovation of the existing front 2 & 3 story building and rear 2-story building all of which will be used as 8 dwelling units, at the subject site, in Calendar No. 285-91-S; that the applicant seeks to dormer an existing 2 and 3-story building on the front of a through lot facing W. Webster Avenue and W. Shakespeare Avenue and dormer the 2-story building at the rear all of which is proposed to be used as 8-dwelling units and to provide 3 of the required parking spaces at 2109 W. Webster Avenue; that on November 15, 1991, the Board approved the applicant's special use application for the establishment of dwelling units below the 2nd floor of a proposed 2-story dwelling unit townhouse building and to permit 3 of the enclosed parking spaces to be used as off-site parking to fulfill the parking requirement for the proposed 8-dwelling unit building at the subject site; that the property in question cannot yield a reasonable return nor be

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put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the dormering of the existing 2 and 3-story building on the front of the lot and also the 2-story building at the rear is necessary to provide modern livable dwelling units in the proposed 8-dwelling unit building, as designed; that the location of 3 parking spaces at 2109 W. Webster Avenue is necessary to fulfill the off-street parking requirements for the subject building; that the plight of the owner is due to unique circumstances in that the subject property is a through lot with frontages on W. Webster and Shakespeare Avenues which necessitates the front yard variations requested; that the configuration of the existing buildings on the lot does not allow enough space for a total of 8 parking spaces, hence the request to allow 3 parking spaces to be located at 2109 W. Webster Avenue; that the proposed dormering of the existing buildings will not impair an adequate supply of light and air to abutting properties and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of an existing 2 and 3-story building on the front of a through lot and also the 2-story building at the rear all of which is proposed to be used as 8-dwelling units, with no front yard on W. Webster Avenue and a front yard of 6.47 feet on W. Shakespeare Avenue instead of 15 feet each, whose west side yard will be 0.8 feet instead of 4.8 feet, and with provision for 3 parking spaces to be located at 2109 W. Webster Avenue, upon condition that said parking spaces shall at all times be required pursuant to Section 5.8-5 of the zoning ordinance; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Josephine Michiye Tomita
VARANCES FOR: Josephine Michiye Tomita
APPEARANCES AGAINST:

CAL. NO. 287-91-Z
MAP NO. 7-G
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 1237 W. Oakdale Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Josephine Michiye Tomita, for Cosmopolitan National Bank of Chicago, Trust No. 24472, owner, on October 3, 1991, filed an application for a variation of the zoning ordinance to permit, in an R3 General Residence District, the dormering of the attic of a 2-story frame 3-dwelling unit building on the front of the lot additionally improved with a 1-story frame single-family dwelling at the rear, whose west side yard will be 1.28 feet and whose east side yard will be 2.52 feet instead of 7.2 feet each, and which addition will result in a 15% (645 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1237 W. Oakdale Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 4, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-3, §7.8-3, §11.7A-4(1)(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is a 25' x 123' lot improved with a 2-story frame 3-dwelling unit building on the front of the lot additionally improved with a 1-story frame single-family dwelling on the rear; that on October 30, 1986, the City Council passed an ordinance "to allow the expansion or enlargement of any permitted residential use in the R3, R4 or R5 General Residence District by an amount not to exceed 15% of the floor area existing prior to the effective date of this comprehensive amendment notwithstanding the provisions of §6.4-2(1)"; that the applicant resides in one dwelling unit and her son in another unit; and proposes to dormer the existing attic to provide additional living space in the dwelling unit occupied by her son who will be getting married, which attic dormering will total 645 sq. ft. and exceeds by 15% the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance; that the property in question cannot yield a reasonable return nor be put to

MINUTES OF MEETING

November 15, 1991

Cal. No. 287-91-Z

reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed attic dormer is necessary to meet additional space needs of the applicant's son who resides in the top floor dwelling unit; that the plight of the owner is due to unique circumstances in that the existing attic space is presently under-utilized and that additional living space is needed in the 2nd floor dwelling unit; that the proposed dormer addition will not alter the existing foot print of the building, nor impair an adequate supply of light and air to adjacent properties; and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the dormering of the attic of a 2-story frame 3-dwelling unit building on the front of the lot additionally improved with a 1-story frame single-family dwelling at the rear, whose west side yard will be 1.28 feet and whose east side yard will be 2.52 feet instead of 7.2 feet each, and which addition will result in a 15% (645 sq. ft.) increase in the amount of floor area existing prior to the 1957 comprehensive amendment to the zoning ordinance, on premises at 1237 W. Oakdale Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: John Bim
VARANCES FOR: John Bim
APPEARANCES AGAINST:

CAL. NO. 288-91-A
MAP NO. 11-M
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 6324 W. Berteau Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

THE VOTE

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, John Bim, owner, on September 27, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to certify the use of a 1½-story frame building on the front of the lot as 2-dwelling units and a 1-story frame building on the rear of the lot as 1-dwelling unit, in an R2 Single-Family Residence District, on premises at 6324 W. Berteau Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 15, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-2, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the Board finds that the zoning at the site has been Single-Family since the year 1942; that the evidence presented indicates that two apartments have existed in the front building since the year 1955; that although the evidence presented indicates the front building has contained 2 apartments since 1955, the subject site has been zoned Single-Family since the adoption of the 1942 comprehensive amendment; that the appellant would have to prove that the front building contained 2 apartments prior to the adoption of the 1942 zoning amendment, at which time the district was zoned Apartments; that if the property qualifies for an Exception as provided for under §11.7A-3(4), then that is an application that can only be approved by the Zoning Administrator; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Boguslaw Boczarski
APPEARANCES FOR: Christopher Koziol, Boguslaw Boczarski
APPEARANCES AGAINST:

CAL. NO. 289-91-A
MAP NO. 9-L
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 4854 W. Addison Street
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
	X	
X		
X		

THE RESOLUTION:

WHEREAS, Boguslaw Boczarski, owner, on October 2, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a printing shop in a 1 and 3-story brick and frame store and apartment building, in an R3 General Residence District, on premises at 4854 W. Addison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 9, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991; and

WHEREAS, the district maps show that the premises is located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a 3-story apartment building with a 1-story store premises located in the front of the residential structure, which premises was constructed some time ago; that the appellant owns the subject 1 and 3-story building and intends to reside in the residential portion of the premises; that the appellant proposes to establish a quick printing shop in the existing store premises which will contain small typesetting machinery only; that the appellant will continue to use premises on W. Belmont Avenue for his printing machinery; that although the subject store is located in a residential district it is abutted on the west by a 1-story 3-unit commercial building; that the subject premises is located only a few lots west from business and commercial districts located along N. Cicero Avenue; that the subject premises has been occupied by business uses, including a tavern and a building contractor's office; that a majority of Board members finds that the proposed use is a proper substitution of use at the site and that the appellant has a right to continue the use of the subject store for said business use; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a printing shop in a 1 and 3-story brick and frame store and apartment building, on premises at 4854 W. Addison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Helen Waclawska
APPEARANCES FOR: None
APPEARANCES AGAINST:

CAL. NO. 290-91-A
MAP NO. 7-L
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 3151 N. Central Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal dismissed for want of prosecution.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: 1255 State Parkway Partnership
 APPEARANCES FOR: David Reifman, Kevin Reilley
 APPEARANCES AGAINST:

CAL. NO. 291-91-A
 MAP NO. 3-E
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 1255 N. State Parkway
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, 1255 State Parkway Partnership, for NSP, Inc., an Illinois Corporation, owner, on October 16, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a real estate office in lieu of a former restaurant on the ground floor of a 9-story 64-dwelling unit building, in an R7 General Residence District; on premises at 1255 N. State Parkway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 16, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.3-6)3), §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991; and

WHEREAS, the district maps show that the premises is located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R7 General Residence District on the ground floor of a 9-story 64-dwelling unit building; that the former restaurant use occupied approximately 6,000 sq. ft. on the ground floor of the subject building; that the previous use constituted a non-conforming use due to the fact that the building in which the subject premises are located contained no parking and that the restaurant was not used principally for the convenience and use of the residents of the building but for general public use; that the appellant seeks to establish a real estate office in the former restaurant space; that the change of use from a restaurant to a real estate office is a proper substitution of use under Section 6.4-7 of the zoning ordinance in that the hours of operation are more restrictive than the hours of the previous restaurant use, traffic impact will be less than the previous use, and that noise levels generated by the use and the amount of people reasonably expected to be attracted to the premises will be considerably less than that resulting from the previous restaurant use; that a statement read by the applicant at the time of the hearing is hereby made part of the record in this case; it is hereby

MINUTES OF MEETING

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RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the establishment of a real estate office in lieu of a former restaurant on the ground floor of a 9-story 64-dwelling unit, on premises at 1255 N. State Parkway, upon condition the entrance to the said real estate office shall be from the 64-dwelling unit building's entrance on N. State Street only and that there shall be no entrance to the said real estate office on E. Goethe Street; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Ronald & Alice Mousseau
 APPEARANCES FOR: John Mousseau
 APPEARANCES AGAINST:

CAL. NO. 292-91-A
 MAP NO. 7-I
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 2423 W. Fletcher Street
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

THE RESOLUTION:

WHEREAS, Ronald & Alice Mousseau, owners, on October 17, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the erection of a 2-story 10' x 20.85' addition to the rear of a 2-story frame non-conforming single-family dwelling, in an M1-2 Restricted Manufacturing District, on premises at 2423 W. Fletcher Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered October 15, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.3-1, §11.8-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991; and

WHEREAS, the district maps show that the premises is located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M1-2 Restricted Manufacturing District; that the subject site is a 25' x 120' lot improved with a 2-story frame non-conforming single-family residence; that the appellants seek to erect a 2-story 10' x 20.85' addition to the rear of said residential building for the purpose of providing additional living space; that the appellants have resided at the subject site since 1941; that although the district in which the subject site is located is zoned Manufacturing, the immediate area is predominantly residential in character; that although the subject site's manufacturing zoning renders the residential building non-conforming, such residential buildings are exempted from the amortization provisions of Article 6 of the zoning ordinance; that the subject building and the proposed addition thereto is well below the permitted floor ratio for the site; that no violation of the zoning ordinance exists nor is contemplated and that the appellants have established the basis of their appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the erection of a 2-story 10' x 20.85' addition to the rear of a 2-story frame non-conforming single-family dwelling, on premises at 2423 W. Fletcher Street, upon condition that the

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proposed 2-story addition shall comply with all applicable building code regulations with plans and permits obtained indicating such compliance; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Board of Education and the Public Building Commission
 VARIANCES FOR: Terrance Diamond
 APPEARANCES AGAINST:

CAL. NO. 293-91-Z
 MAP NO. 4-G
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 823-37 W. Cullerton Street, 2001-39 S. Peoria Street & 2084-98 Canalport Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, the Board of Education and the Public Building Commission, owners, on October 18, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a 2 and 3-story 45,200 sq. ft. annex to the south side of a 4-story brick elementary school, whose west front yard will be 1 foot instead of 15, feet, whose east rear yard will be 2 feet instead of 30 feet, and whose total floor area ratio will be 1.25 instead of 1.20, on premises at 823-37 W. Cullerton Street, 2001-39 S. Peoria Street and 2084-98 Canalport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered September 26, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-4, §7.7-4, §7.9-4, §11.7-4(1), §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on October 28, 1991; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is an irregular 68,314 sq. ft. lot improved with the 4-story Walsh elementary school; that the applicants proposed to erect a 2 and 3-story 45,200 sq. ft. annex on the south half of the existing elementary school property which will serve approximately 450 students, pre-school through 8th grade; that the proposed annex will include 16 classrooms, computer lab, special education room, lunchroom, gymnasium and administrative offices; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed annex is necessary to alleviate severe overcrowding in the Walsh and Jungman elementary schools which were originally constructed in the 1890's; that the plight of the owner is due to the necessity of providing additional needed space to help alleviate overcrowding at the aforesaid schools; that the proposed annex will eliminate existing mobile

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classroom units located immediately south of the Walsh elementary school; that the proposed annex will be compatible with existing residential improvements in the neighborhood and that the variations, if granted, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 2 and 3-story 45,200 sq. ft. annex to the south side of a 4-story brick elementary school, whose west front yard will be 1 foot instead of 15 feet, whose east rear yard will be 2 feet instead of 30 feet, and whose total floor area ratio will be 1.25 instead of 1.20, on premises at 823-37 W. Cullerton Street, 2001-39 S. Peoria Street and 2084-98 Canalport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Board of Education of the City of Chicago
VARANCES FOR: Terrance Diamond
VARANCES AGAINST:

CAL. NO. 220-91-Z
MAP NO. 4-G
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 1501-29 N. Greenview Avenue & 1442-50 W. LeMoyne Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, The Board of Education of the City of Chicago, owner, on July 31, 1991, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed R6 General Residence District) the erection of a 3-story elementary school on a triangular lot, whose west front yard will be 3 feet instead of 15 feet and whose east rear yard will be 1 foot instead of 30 feet, on premises at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 15, 1991, reads

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.7-6, §7.9-6, §7.12-2, §11.7-4(1)(3)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District (rezoned to R5 General Residence on November 6, 1991); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on November 6, 1991, the City Council rezoned the subject site from R4 General Residence to R5 General Residence; that the subject site is a triangular shaped 21,434 sq. ft. lot acquired from the Illinois Department of Transportation in September, 1991 for the proposed elementary school building; that the applicant proposes to construct an approximately 18,678 sq. ft. triangular shaped public elementary school to accommodate 585-600 students; that the Board of Education has received a five-year permit from the Illinois Department of Transportation for use of space of the parking of 14 automobiles along the northeast boundary of the proposed school; that the proposed elementary school will contain the following facilities: 18 classrooms, 3 special education rooms, computer and science labs, library center, art room, full service kitchen, student dining room, administrative offices, gymnasium, and multi-purpose room for use as a public auditorium and meeting room during and after school hours; that the property in question can not yield a reasonable return nor be put to reasonable use permitted to be used only under the conditions allowed by the regulations in this district in that the variations requested are necessary to provide the maximum amount of classroom

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and educational space for the proposed use; that the plight of the owner is due to the necessity of providing a modern, functional school building, as designed, to help alleviate overcrowding at the Kosciusko elementary school located 250 feet south of the subject site; that the proposed elementary school is compatible with existing residential improvements in the neighborhood and with adequate off-street parking provided for along the northeast boundary of the new school and in the existing Kosciusko school parking lot located at 1435 N. Greenview Avenue in Calendar No. 221-91-S, will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a 3-story elementary school on a triangular lot, whose west front yard will be 3 feet instead of 15 feet and whose east rear yard will be 1 foot instead of 30 feet, on premises at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyne Street, upon condition that the parking area for 14 automobiles along the northeast boundary of the proposed school building shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material; that steel beam guard rails 2 feet high shall be provided on the northeast boundary line of the parking area; that striping shall be provided; that lighting shall be provided; that ingress shall be from W. LeMoyne Street and egress shall be onto N. Greenview Avenue; that the driveways shall be constructed in accordance with applicable ordinances; that off-street parking shall be provided in the existing Kosciusko school parking lot located at 1435 N. Greenview Avenue in companion application in Calendar No. 221-91-S; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking area located along the northeast boundary of the proposed school building under the conditions hereby established under this order.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Public Building Commission & the Board of Education

CAL. NO. 221-91-S

VARANCES FOR: Terrance Diamond

MAP NO. 3-G

VARANCES AGAINST:

MINUTES OF MEETING

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PREMISES AFFECTED— 1435 N. Greenview Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Public Building Commission and the Board of Education, for Board of Education, owner, on July 31, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for the parking of private passenger automobiles in an existing public school lot, in an R4 General Residence District, on premises at 1435 N. Greenview Avenue, to satisfy the parking requirement for a proposed 3-story elementary school at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyne Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 29, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.12-2, §11.10-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an R4 General Residence District;

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on November 15, 1991, the Board granted a variation to the Board of Education permitting the erection of a 3-story elementary school on a triangular lot, whose west front yard will be 3 feet instead of 15 feet and whose east side yard will be 1 foot instead of 30 feet, on premises at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyne Street, in Calendar No. 220-91-Z; that the Board of Education has received a five-year permit from the Illinois Department of Transportation for parking of 14 automobiles along the northeast boundary of the new school; that the application in this case is submitted to ensure that there will be sufficient staff parking in the event the Department of Transportation does not renew the parking permission for the aforesaid 14 spaces on the northeast border of the new school site; that the subject is improved with the 3-story Kosciusko elementary school and 5 mobile classroom units on the southeast corner of the property which are accessible from N. Cleaver Street; that when the proposed new school is constructed, the mobile classroom units will be removed and

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staff parking for both the existing Kosciusko school and the proposed new school will be located on the north and southwest perimeters of the existing school; that the proposed use is necessary for the public convenience at this location to satisfy the parking requirement for a proposed 3-story elementary school at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyné Street; that the public health, safety and welfare will be adequately protected in the design, location and operation of the proposed use which will be located within 500 feet walking district from the entrance of the new school and which will be improved and operated under the conditions hereinafter set forth; that the establishment of accessory parking spaces at the subject site will help alleviate on-street parking in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of an off-site accessory parking lot for the parking of private passenger automobiles in an existing public school lot, on premises at 1435 N. Greenview Avenue, to satisfy the parking requirement for a proposed 3-story elementary school building at 1501-29 N. Greenview Avenue and 1442-50 W. LeMoyné Street, upon condition that no use shall be made of the premises for the purpose requested until the following conditions shall have been complied with; that the parking areas shall be used solely for the parking of private passenger automobiles and that no commercial vehicles shall be parked upon said parking areas at any time; that a 6 feet high fencing shall be provided on the north property line, that steel beam guard rails 2 feet high shall be provided on the south periphery of the parking area located north of the existing school building and along the periphery of the parking area located southwest of the school; that the parking areas shall be improved with a compacted macadam base, not less than 4 inches thick, surfaced with asphaltic concrete or some comparable all-weather dustless material, properly graded to drain to a sewer or sewers located within the lot which shall be connected by drainage tiles to an established City of Chicago sewer; that lighting shall be provided directed away from abutting residential properties; that striping shall be provided; that ingress and egress to the northeast portion of the parking area shall be from N. Cleaver Street; that ingress and egress to the northwest and southwest parking areas shall be from N. Greenview Avenue; that there shall be no ingress nor egress via public alleys located north and south of the subject property; that the driveways shall be constructed in accordance with applicable ordinances; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued. It shall be the responsibility of the applicant to improve and maintain said parking areas in accordance with the provisions and standards hereby established under this order and with Section 5.8-5 of the zoning ordinance; and be it further

RESOLVED, that no use shall be made of the site for the purpose requested until the proposed new school to be located at 1401-29 N. Greenview Avenue and 1442-50 W. LeMoyné Street shall have been constructed allowing the existing mobile classroom units to be removed from the area proposed for the required parking spaces.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Bernard A. Heerey
 APPEARANCES FOR: Terrance Diamond, Nathaniel Gray, Bernard A. Heerey
 APPEARANCES AGAINST:

CAL. NO. 78-91-S
 MAP NO. 3-F
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 1108-12 N. Dearborn Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE RESOLUTION:

WHEREAS, Bernard A. Heerey, for Cosmopolitan National Bank, Tr. #11444, owner, on February 23, 1991, filed an application for a special use under the zoning ordinance for the approval of the location and the continuance of an existing parking lot, in an R7 General Residence District, on premises at 1108-12 N. Dearborn Street, which use was approved by the Board on July 17, 1981 in Calendar No. 183-81-S with a termination date of July 17, 1984; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered February 13, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.4-7, §7.4-4(5),"

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on April 1, 1991; and

WHEREAS, the district maps show that the premises is located in an R7 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R7 General Residence District; that on July 17, 1981, the Board approved the special use application of Imperial Parking, Inc. for the establishment of a public parking lot at the subject site, under certain conditions and with a terminal date of July 17, 1984, in Calendar No. 183-81-S; that the applicant in this case has owned the subject site property for over 30 years; that Imperial Parking, Inc. has been the lessee of the site for over 10 years; that an amendment to the lease agreement, dated July 7, 1988, between the applicant and Imperial Parking, Inc. now provides for a month-to-month leasing arrangement; that the applicant stated that he filed the subject special use application in order to have control over his property; that the former applicant, Imperial Parking, Inc. did not comply with a condition set forth in the resolution granted in Calendar No. 183-81-S which called for a strip of land 6 feet wide along the east property line to be landscaped and planted with shrubbery until approximately 2 months ago when four 2' x 4' x 3' high concrete planters containing evergreens were installed by the applicant on the east front property line; that the proposed continued operation of the existing public parking lot at

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	X		
Roula Alakiotou	X		
Anthony J. Fornelli	X		
LeRoy K. Martin, Jr.	X		
Thomas S. Moore	X		

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the site is necessary for the public convenience at this location in that this is a high density area with a continuing demand for public parking; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said parking lot which will continue to be operated and maintained under the conditions set forth in Calendar No. 183-81-S and under conditions hereinafter set forth; that the use of the site as a public parking lot with a termination date of November 15, 1996, is compatible with existing improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the continuance of an existing public parking lot, on premises at 1108-12 N. Dearborn Street, upon condition that the existing surfacing, drainage, and lighting shall be continuously maintained; that landscaping shall be provided in compliance with applicable provisions of the City of Chicago Landscape Ordinance; that the use of the subject property as a public parking lot shall terminate on November 15, 1996; and that all applicable ordinances of the City of Chicago shall be complied with before a certificate of occupancy is issued. It shall be the responsibility of the applicant to improve and maintain the property continuously in conformance with the provisions and standards hereby established under this order and under the order adopted by the Board on July 17, 1981 in Calendar No. 183-91-S.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Andrew Witanek
 APPEARANCES FOR: Sheldon G. Perl
 APPEARANCES AGAINST:

CAL. NO. 208-91-Z
 MAP NO. 11-M
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 6222 W. Cuyler Avenue
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Andrew Witanek, owner, on July 12, 1991, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the partial enclosure (96 sq. ft.) of the front porch of a 2-story frame single-family dwelling, whose front yard will be 12 feet instead of 20 feet and whose total floor area ratio will be 0.59 instead of 0.50, on premises at 6222 W. Cuyler Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 14, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §7.6-2, §7.7-2, §11.7-4(1)(13)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R2 Single-Family Residence District; that the subject site is a 30' x 117.87' lot improved with a 2-story frame single-family dwelling with a partially enclosed front porch, totalling 96 sq. ft.; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the partially enclosed front porch is necessary to provide additional living space for the applicant and his family; that the plight of the owner is due to the code requirement of a 20 foot front yard set back; that the said partial porch enclosure follows existing building lines; that the variations, if granted, will not impair an adequate supply of light and air to abutting properties and will be compatible with existing residential improvements in this block, all of which are set back 12 feet from front lot lines; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon does hereby make a variation in the application of the district regulations of the zoning.

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November 15, 1991

Cal. No. 208-91-Z

ordinance and that a variation be and it hereby is granted to permit the partial enclosure (96 sq. ft.) of the front porch of a 2-story frame single-family dwelling, whose front yard will be 12 feet instead of 20 feet and whose total floor area ratio will be 0.59 instead of 0.50, on premises at 6222 W. Cuyler Avenue, upon condition that the recently constructed outside 2-story wooden stairway located at the rear east side of the subject building shall be removed; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued; and be it further

RESOLVED, that the approval of the variations sought in this case shall be subject to the continued use of the subject building as a single-family dwelling only and that no dwelling unit with separate kitchen facility shall be established on the 2nd floor of the subject building at any time.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Luis Cano New & Used Auto Parts
 APPEARANCES FOR: Paul Williams
 APPEARANCES AGAINST:

CAL. NO. 226-91-S
 MAP NO. 26-B
 MINUTES OF MEETING
 November 15, 1991

PREMISES AFFECTED— 10333 S. Commercial Avenue
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, Luis Cano New & Used Auto Parts, for Inland Finance & Leasing Co., owner, on July 30, 1991, filed an application for the approval of the location and the establishment of a junk yard in conjunction with an auto parts business, in an M2-1 General Manufacturing District, on premises at 10333 S. Commercial Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 20, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §10.4-2, §11.10-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991, after due notice thereof by publication in the Chicago Tribune on September 3, 1991; and

WHEREAS, the district maps show that the premises is located in an M2-1 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M2-1 General Manufacturing District; that the subject site is an irregular shaped 22,200 sq. ft. lot located on the east side of S. Commercial Avenue and is improved with a junk yard operating in conjunction with an existing auto parts business; that the subject site was occupied by an auto junk yard at the time of purchase by the appellant three years ago; that the business operation at the site consists of the dismantling of junked automobiles for reusable parts for sale to the public and the sale of the automobile remains for scrap to local steel mills; that the junked automobiles are stored outside in the yard and parts removed as needed; that no hazardous or toxic materials are handled at the site; that the said use is necessary for the public convenience at this location to provide a necessary service in the community; that the public health, safety and welfare will be adequately protected in the design, location and operation of the said junk yard which will comply with all applicable regulations of city and state environmental agencies and which will cooperate with the rodent control program operated by General Mills, Inc. located east of the subject site; that the said use is compatible with the existing business improvements, many of which are auto-related uses, on this side of S. Commercial Avenue and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

MINUTES OF MEETING
November 15, 1991
Cal. No. 226-91-S

RESOLVED, that the application for a special use be and it hereby is approved and that the Zoning Administrator is authorized to permit the establishment of a junk yard in conjunction with an auto parts business, on premises at 10333 S. Commercial Avenue, upon condition that all applicable provisions and standards of city and state environmental protection agencies shall be complied with in the operation of the said junk yard; that no hazardous or toxic materials shall be handled or stored at the site; that an 8 feet high solid fence shall be installed on the periphery of the subject site; that the applicant shall cooperate with the rodent control program operated by General Mills, Inc.; that the applicant shall cooperate in the clean-up of abandoned vehicles, litter and other materials in the areas adjacent to the junkyard; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Stanislaw and Maria Tomasiewicz
APPEARANCES FOR: Andrew Brainard
APPEARANCES AGAINST: John J. Nee, Robert Loyka, et al
PREMISES AFFECTED— 7241-43 N. Oleander Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

CAL. NO. 228-91-A
MAP NO. 19-O
MINUTES OF MEETING
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ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Joseph J. Spingola
 Roula Alakiotou
 Anthony J. Fornelli
 LeRoy K. Martin, Jr.
 Thomas S. Moore

	AFFIRMATIVE	NEGATIVE	ABSENT
Joseph J. Spingola	x		
Roula Alakiotou	x		
Anthony J. Fornelli	x		
LeRoy K. Martin, Jr.	x		
Thomas S. Moore	x		

THE RESOLUTION:

WHEREAS, Stanislaw and Maria Tomasiewicz, owners, on July 10, 1991, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the division of a 60' x 132.7' zoning lot consisting of two 30' x 132.7' lots of record and improved with a 1-story brick single-family dwelling on the south lot for the purpose of erecting a single-family structure on the north lot, in an R2 Single-Family Residence District, on premises at 7241-43 N. Oleander Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 9, 1991, reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, §5.7-2, §7.5-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 15, 1991; and

WHEREAS, the district maps show that the premises is located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site consists of two 30' x 124.7' lots of record, lots 14 and 15; with an additional 8 feet in depth due to a 1963 alley vacation and each containing 3,981 sq. ft.; that lot 14 (7241) is improved with a 1-story brick residence erected in 1938, as evidenced by city permit #273574 issued on April 6, 1938; that a subsequent permit was issued in 1961, permit number B292803, for an addition to said building on said lot; that in May of 1967 a permit was issued, #B387920, to erect an accessory garage straddling lots 14 and 15 (7243), thereby creating a zoning lot, as defined; that on November 28, 1990, the city issued a permit, #732350, to erect a single-family residence at 7243 N. Oleander (lot 15) and the appellant proceeded with the construction of a foundation for said dwelling and removed the aforesaid garage permitted in 1967; that on June 6, 1991, the city revoked said permit as being contrary to the zoning ordinance; that the decision of the zoning department issued on July 9, 1991, states that the proposed residence violates Section 5.7-2, which relates to the division of an improved zoning lot, and Section 7.5-2, which relates to the minimum lot area in an R2 district; that

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Cal. No. 228-91-A

in the Ganley v. City of Chicago decision of 1974, it was found that Section 7.5(2) does not exempt all lots of record from the minimum restrictions, and improved lots, which are in conformity with the zoning regulations, do not revert to their original status when the improvement is removed; it also found that when an improved zoning lot in an R2 district is subdivided it must then meet the minimum lot area requirement of Section 7.5-2 which provides that in an R2 District there shall be provided not less than 5,000 sq. ft. of lot area per dwelling unit, except that in cases where the predominant number of lots of record on the effective date of this comprehensive amendment, fronting on the same side of the street between the two nearest intersecting streets, have a lot area less than that prescribed by the regulation of the district, then, and in that event, the lot area requirement shall be that of existing lot areas in the area previously described, but in no event shall the lot area requirement be less than 3,750 sq. ft.; that the predominant number of lots of record in the subject site block are identical in size to the subject site lots, as evidenced by the original recording in the City Map Department; that the subject site lots each contain 3,981 sq. ft. and meet the minimum lot area requirement exception provided for in Section 7.5-2 and as mentioned in Ganley; that no violation of the zoning ordinance or the implications of the Ganley v. City of Chicago decision exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the division of a 60' x 132.7' zoning lot consisting of two 30' x 132.7' lots of record and improved with a 1-story brick single-family dwelling on the south lot for the purpose of erecting a single-family structure on the north lot, on premises at 7241-43 N. Oleander Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Pontarelli Builders, Inc.
OFFERANCES FOR: Aram Hartunian
A. OFFERANCES AGAINST:

CAL. NO. 93-91-A
MAP NO. 17-O
MINUTES OF MEETING
November 15, 1991

PREMISES AFFECTED— 6800-26 N. Harlem Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.
Circuit Court Remand, Re: Pontarelli Buildings v. City of Chicago,
No. 91CH4504
ACTION OF BOARD—

Case continued to
December 13, 1991.

THE VOTE

Joseph J. Spingola
Roula Alakiotou
Anthony J. Fornelli
LeRoy K. Martin, Jr.
Thomas S. Moore

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

MINUTES OF MEETING
November 15, 1991

Member Martin moved that the Board do now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on December 13, 1991.


Secretary